106.0	0004	0001.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,343,800 /	1,343,800
					USE VALUE:	1,343,800 /	1,343,800
					ASSESSED:	1,343,800 /	1,343,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOURTZ RICHARD W & KATHRYN C
Owner 2:	
Owner 3:	
Street 1:	9 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN BRIAN F/ANNA M -
Owner 2:	-
Street 1:	9 OLDHAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,042 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2004, having primarily Vinyl Exterior and 2792 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9042.000	859,900		483,900	1,343,800
Total Card	0.208	859,900		483,900	1,343,800
Total Parcel	0.208	859,900		483,900	1,343,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.37 | /Parcel: 481.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	68018
GIS Ref	
GIS Ref	
Insp Date	10/11/18

!8380!

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0004-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	860,000	0	9,042.	483,900	1,343,900	1,343,900	Year End Roll	12/18/2019
2019	101	FV	662,900	0	9,042.	483,900	1,146,800	1,146,800	Year End Roll	1/3/2019
2018	101	FV	671,400	0	9,042.	414,800	1,086,200	1,086,200	Year End Roll	12/20/2017
2017	101	FV	671,400	0	9,042.	387,100	1,058,500	1,058,500	Year End Roll	1/3/2017
2016	101	FV	667,200	0	9,042.	331,800	999,000	999,000	Year End	1/4/2016
2015	101	FV	654,000	0	9,042.	297,200	951,200	951,200	Year End Roll	12/11/2014
2014	101	FV	654,000	0	9,042.	275,100	929,100	929,100	Year End Roll	12/16/2013
2013	101	FV	668,700	0	9,042.	262,300	931,000	931,000		12/13/2012

PRINT

Date	Time
12/10/20	22:57:22

LAST REV

Date	Time
10/16/18	08:37:47
apro	
8380	

USER DEFINED

Prior Id # 1:	68018
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN BRIAN	1473-29		6/22/2015		1,175,000	No	No		
CARROLL JAMES J	1292-19		10/25/2004		875,000	No	No		
CARROLL JAMES J	1275-142		10/10/2003	Family		No	No		
CARROLL JOSEPHI	1086-100		7/11/2001		910,233	No	No		
	1044-108		6/1/1988	Forclosure	1	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/2018	916	Heat App	8,000	C				
4/27/2005	423	Manual	16,000					BUILD 3 SEASON SCR
4/27/2004	291	New Buil	175,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	Inspected	CC	Chris C
9/20/2018	MEAS&NOTICE	BS	Barbara S
3/18/2013	Meas/Inspect	JBS	JOHN S
6/10/2009	Meas/Inspect	189	PATRIOT
2/16/2005	MLS	MM	Mary M
1/27/2005	MLS	BR	B Rossignol
1/13/2005	Fieldrev-Chg	BR	B Rossignol
8/25/2004	Inspected	BR	B Rossignol
6/24/2004	Info Fm Plan	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9042		Sq. Ft.	Site		0	70.	0.76	4									483,883						483,900	

Total AC/HA: 0.20758 | Total SF/SM: 9042 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 483,883 | Spl Credit | Total: 483,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2004	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1M - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04325843
Const Adj.:	0.99693000
Adj $ / SQ:	130.007
Other Features:	154379
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	872101
Depreciation:	12209
Depreciated Total:	859892

COMMENTS

SUBDIVISION W/ # 7 OLDHAM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

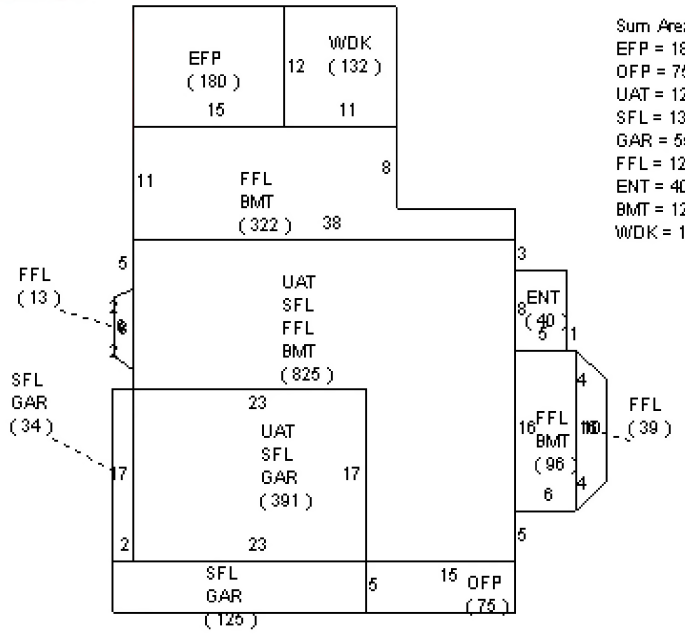
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	189.81
Special Features:	0	Val/Su Net:	165.56
Final Total:	859900	Val/Su SzAd	322.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,375	130.010	178,760
FFL	First Floor	1,295	130.010	168,359
BMT	Basement	1,243	39.000	48,480
GAR	Garage	550	19.490	10,717
UAT	Upper Attic	304	76.700	23,318
EFP	Enclos Porch	180	42.220	7,600
WDK	Deck	132	13.530	1,786
OFP	Open Porch	75	38.380	2,879
	Net Sketched Area:	5,194	Total:	442,952

Size Ad	2670	Gross Are	6106	FinArea	2792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	40	V	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0004-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc